

# NOTES

1. MONUMENTATION (BENCHMARK) AS SHOWN.
2. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE EXACT LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED BY CONTRACTOR BEFORE ANY ON-SITE CONSTRUCTION ACTIVITY. IF ANY CONFLICTS EXIST BETWEEN THE DRAWINGS AND FIELD CONDITIONS, THE ENGINEER AND THE OWNER SHALL BE NOTIFIED IMMEDIATELY.
3. FIELD SURVEY COMPLETED OCTOBER 26, 1999, BY DANIEL J. KAGIETT, TEXAS RPLS # 4242, OF CNL CONCEPTS, INC.

# GENERAL NOTES

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT, THE SOILS REPORT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
3. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES ETC.
4. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-698. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE OR 2% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. THE BOUNDARY/TOPO SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
6. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
7. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
8. WATER SERVICE LINE SHALL BE COPPER TYPE K, DIAMETER SHALL BE AS NOTED ON THESE PLANS AND SHALL BE INSTALLED WITH 24" MINIMUM COVER OR BELOW FROSTLINE WHICH EVER IS GREATER. CONTRACTOR'S PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.

# CONSTRUCTION KEYNOTES

1. LOT PAVING PER PAVING SPECIFICATION THIS SHEET.
2. 8" THICK CONCRETE, 4000 PSI W/83 BARS @ 18" O.C.E.W.
3. 6" CONCRETE CURB AND GUTTER ON PROP. PAVEMENT PER DETAIL SHEET C-5.
4. 6" CONCRETE CURB ON PROP. PAVEMENT. (ALTERNATE TO BE DETERMINED BY OWNER.)
5. HANDICAP RAMP PER ADA, SLOPE 1/4" DETECTABLE WARNING MATERIAL FULL WIDTH OF RAMP & MAX. SLOPE 1:12 PER DETAIL SHEET C-5.
6. CONSTRUCT P.C.C. SIDEWALK RAMP PER DETAIL SHEET C-5.
7. 4" THICK 4000 PSI BROOM FINISHED CONCRETE SIDEWALK PER DETAIL SHEET C-5.
8. CONSTRUCT 1" THICK 4000 PSI CONCRETE PAD W/83 BARS @ 18" O.C.E.W.
9. NOT USED
10. DETECTOR LOOP PER DETAIL SHEET C-4.
11. INSTALL GUARD POST PER DETAIL SHEET C-4.
12. CONSTRUCT WHEEL STOPS PER DETAIL SHEET C-5.
13. PAINTED TRAFFIC ARROWS PER DETAIL SHEET C-5.
14. PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY PER DETAIL SHEET C-4.
15. LANDSCAPE AREA, REFER TO LANDSCAPE PLANS FOR DETAIL.
16. 4" WIDE WHITE PAINTED LOT STRIPING (TYPICAL).
17. ABRASIVE TILE ENTRY (5' W), DOORS TO HAVE 1/2" MAX. THRESHOLD PER ADA.
18. PEDESTRIAN SAFETY HANDRAIL (2" x 3" HIGH, PAINTED YELLOW)
19. 1000 GALLON GREASE TRAP PER DETAIL SHEET C-4.
20. CONSTRUCT DRIVEWAY PER DETAIL SHEET C-5.
21. SAWCUT EXISTING PAVEMENT, TIE IN PROPOSED PAVEMENT.
22. INSTALL OUTDOOR LIGHTING, REFER TO SITE LIGHTING THIS SHEET AND SHEET C-4.
23. PRIORITY PICKUP (PAINTED STRIPE, 6" WIDE, 10' LONG).
24. 8" WIDE PAINT STRIPE (WHITE)
25. CURB HOSSING, SEE DETAIL SHEET C-5
26. CONCRETE FLUME

# LEGEND

- EXISTING
- TC = TOP OF CURB
  - TP = TOP OF PAVEMENT
  - PP = POWER POLE
  - LP = LIGHT POLE
  - GM = GAS METER
  - WM = WATER METER
  - FL = FLDV LINE
  - C/D = CLEAN OUT
  - NH = MANHOLE
  - RCP = REINFORCED CONCRETE PIPE
  - SAN SWR = SANITARY SEWER
  - STM SWR = STORM SEWER
  - WV = WATER VALVE
  - TBM = TEMPORARY BENCHMARK
  - G = GUTTER
  - CONC = CONCRETE
  - PVMT = PAVEMENT
  - L.S. = LIGHT STANDARD
  - G.V. = GUY WIRE
  - U.E. = UTILITY EASEMENT
  - B.L. = BUILDING LINE
  - N = NORTH
  - S = SOUTH
  - E = EAST
  - W = WEST
  - EP = EDGE OF PAVEMENT
  - FP = FLAG POLE

SIGN SCHEDULE		
SYM.	QTY.	DESCRIPTION
(A)	0	ROAD SIGN (SIZE & HEIGHT DETERMINED BY McDONALD'S) EXISTING
(B)	1	WELCOME INSERT 90-5A
(C)	0	THANK YOU INSERT 90-5A
(D)	0	EXIT ONLY
(E)	0	DRIVE THRU SIGN 90-5A
(F)	1	HEIGHT DETECTOR
(G)	1	ORDER BOARD
(H)	0	PREVIEW BOARD
(I)	1	CUSTOMER ORDER DISPLAY
(J)	2	HANDICAPPED PARKING SIGN BY G.C.
(K)	1	HANDICAP PARKING SIGN WITH VAN ACCESSIBLE APPENDAGE BELOW BY G.C.

# PARKING ANALYSIS

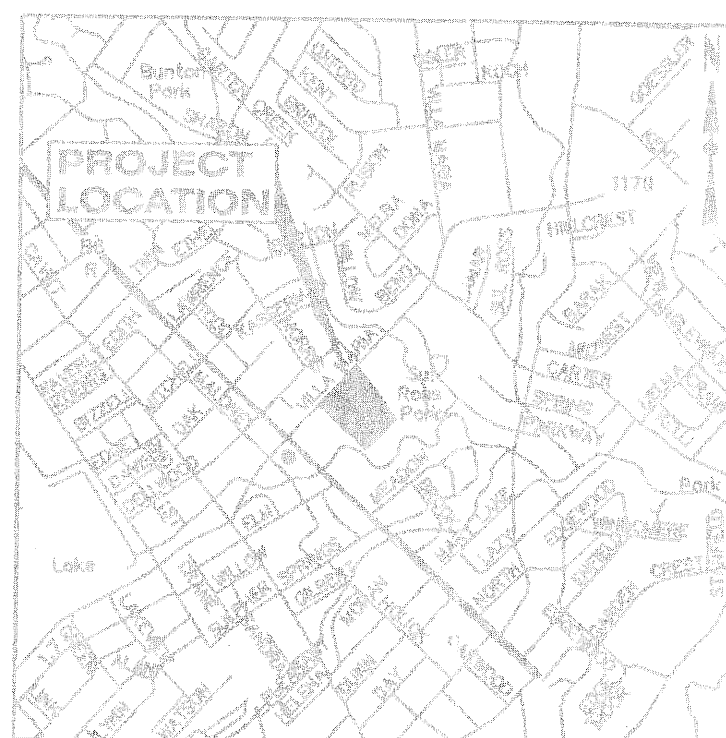
825 VILLA MARIA

EXISTING INDOOR DINING AREA SEATING = 1510 S.F.  
EXISTING OUTDOOR DINING AREA SEATING = 300 S.F.

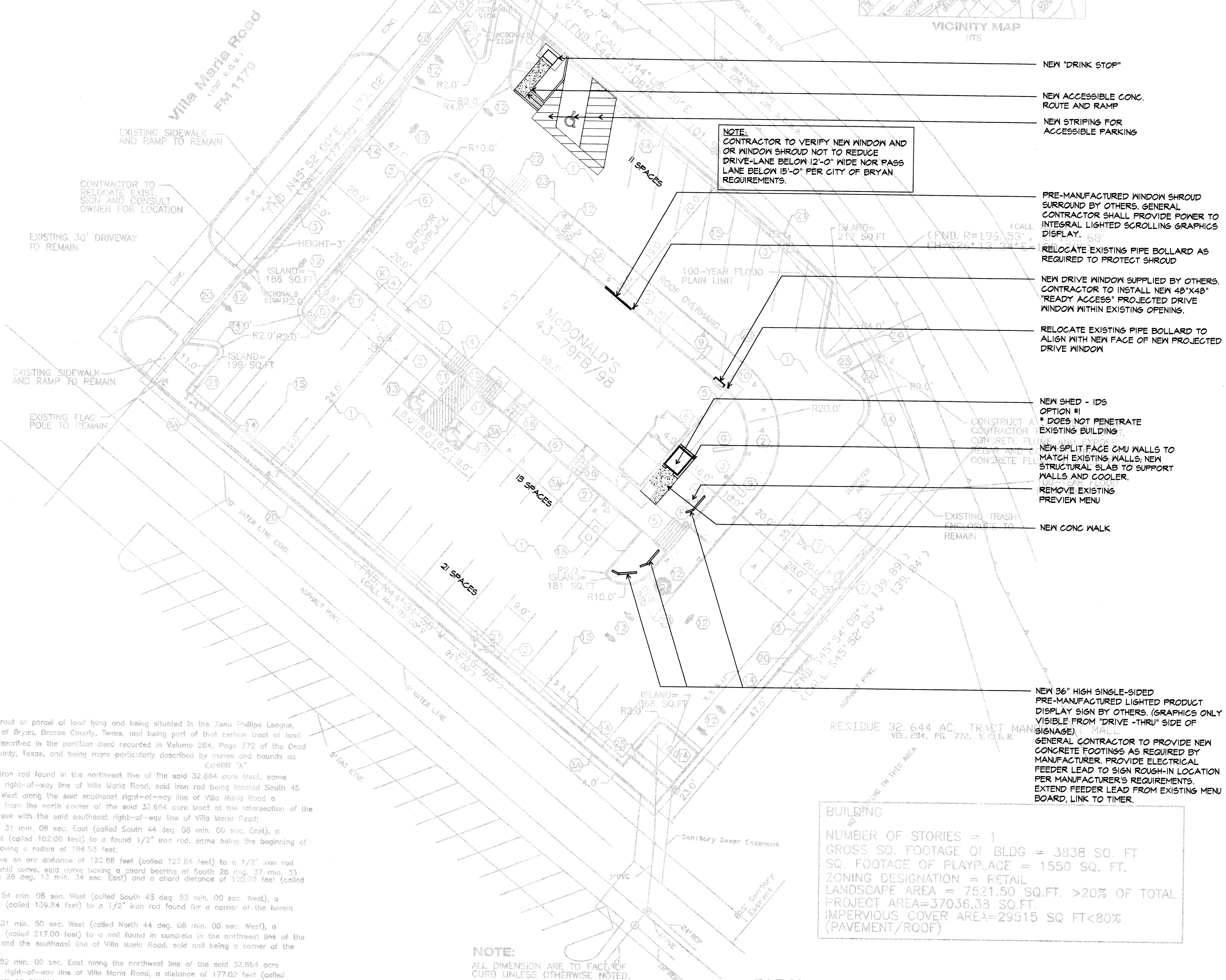
TOTAL DINING SEATING (1510 S.F. @ 1/50) = 37 REQ'D SPACES  
EMPLOYEE PARKING (1510 S.F. @ 1/50) = 8 REQ'D SPACES

TOTAL REQUIRED PARKING = 45 SPACES

PARKING PROVIDED = 45 SPACES



SCALE 1"=20'  
0 10 20 30 40



NOTE:  
ALL DIMENSION ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

# BENCHMARK:

CITY OF BRYAN BENCHMARK GPS-50 BRASS DISK SET IN CONCRETE

ELEVATION = 315.23, 1987.

# TBM:

"X" IN CONCRETE APPROX. 35' FROM CENTER OF DITCH ON VILLA MARIA DRIVE ON SIDEWALK.

ELEVATION = 294.36

# F.I.R.M.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP NO. 48002-0141-C, DATED JULY 2, 1992, THE SUBJECT PROPERTY LIES PARTIALLY WITHIN ZONE "X", AREAS OF 500 YEAR FLOOD, AREA OF 100 YEAR FLOOD AVERAGE DEPTHS OF LESS THAN 1' OR WITH DRAINAGE AREAS LESS THAN 1 SQ. MILE AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD AND PARTIALLY WITHIN ZONE AE AN AREA OF 100 YEAR FLOOD.

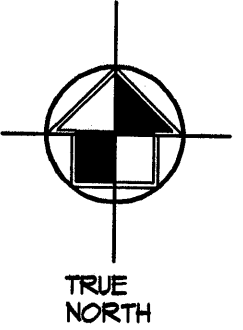
MINIMUM FLOOD ELEVATION=282.00 (PER CIVIL CONCEPT)

SP06-02

Received

FEB 2 7 2006

Development & Engineering Services



1" = 20'

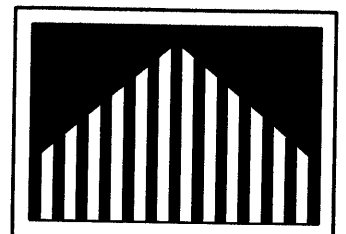
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EXISTING SITE PLAN

ALL INFORMATION SHOWN IS EXISTING UNLESS NOTED OTHERWISE

Revisions		
No.	Date	Description
THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE FOLLOWING PROJECT:		
McDONALD'S 825 VILLA MARIA		
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BEVERAGE SERVICE UPGRADES FOR  
**McDONALD'S RESTAURANT**  
825 VILLA MARIA RD.  
BRYAN, TEXAS  
NATIONAL # 04396  
STATE SITE # 42-0788



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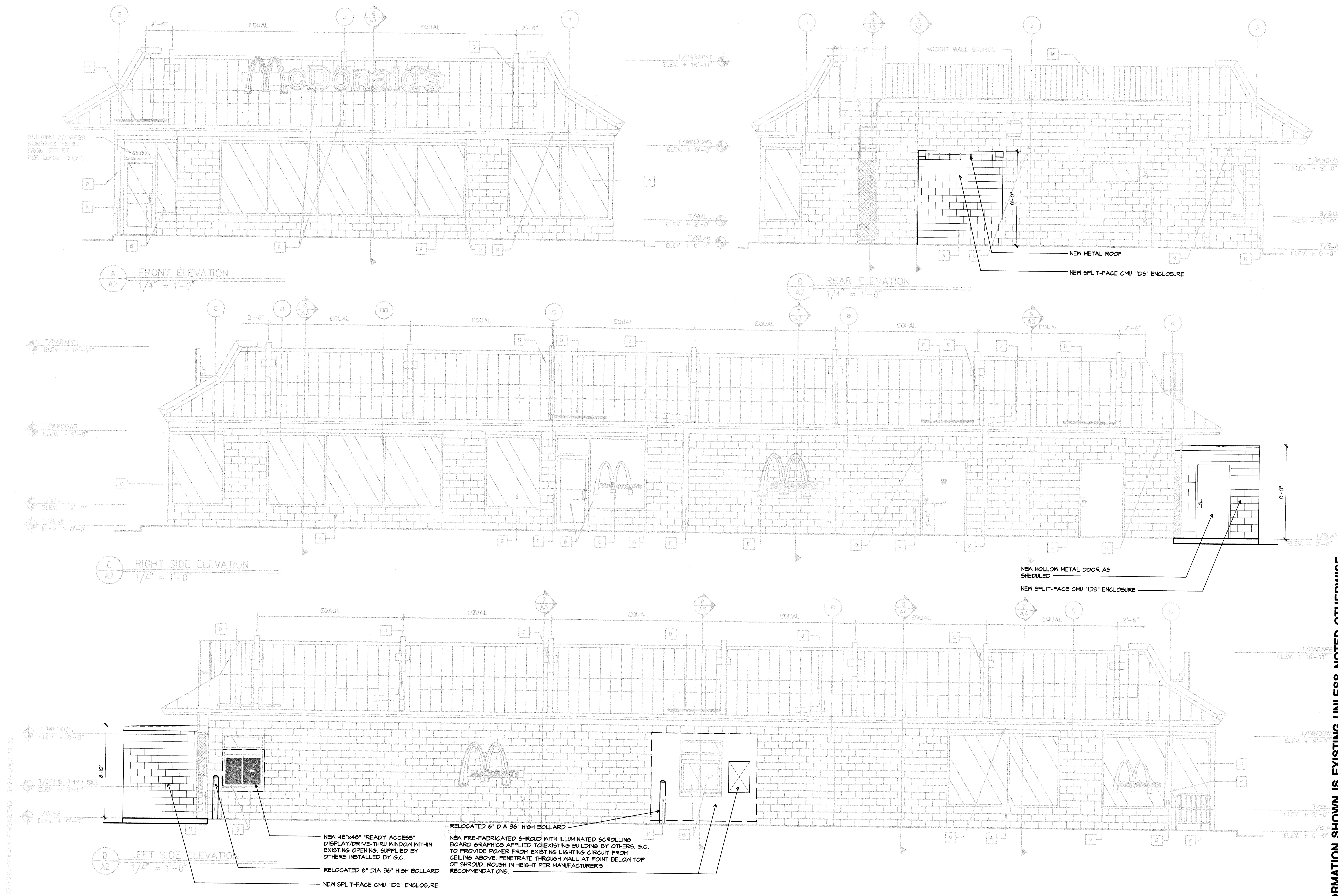
EXISTING SITE PLAN

**A1**

Date: 02-27-06

Project No. : 0601-28





Revisions

No.	Date	Description
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825 VILLA MARIA

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*Amir A. Z. 2/24/2006*

EXISTING ELEVATIONS & DETAILS

**A3**

Date: 02-27-06  
Project No.: 0601-28

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EXISTING ELEVATIONS

1/4" = 1'-0" 0